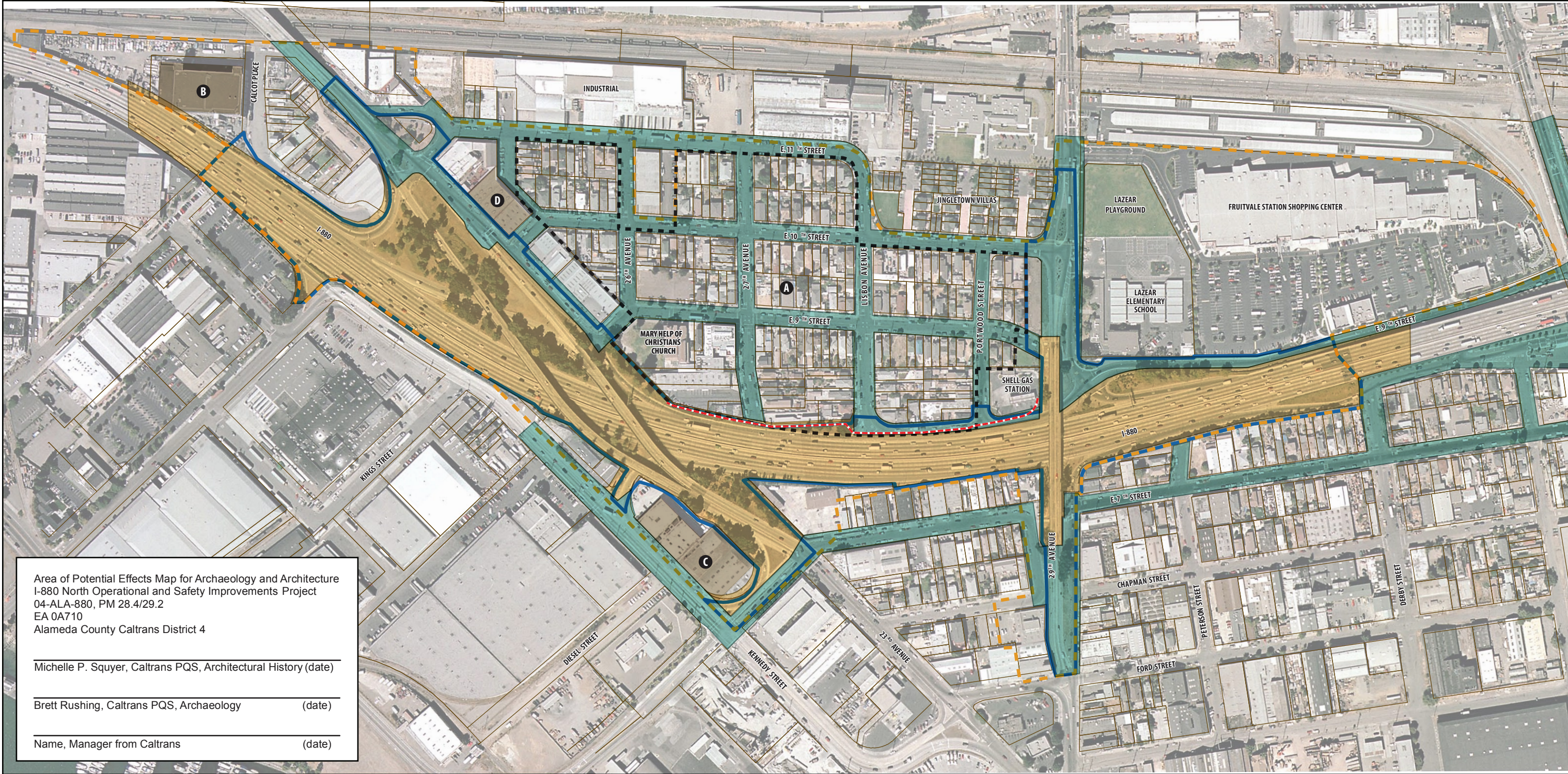


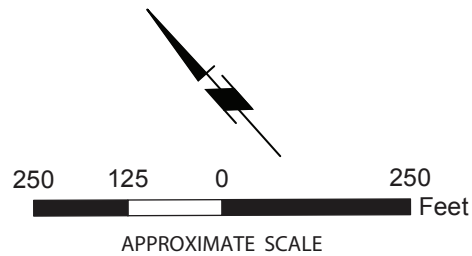
ATTACHMENT B  
PROJECT APE MAP





**Korve Engineering**  
08/07 JN 35-100463-13402

**RBF CONSULTING**



**Figure 5**  
**Area of Potential Effects (APE) Map**





ATTACHMENT C  
KENNEDY TRACT/"JINGLETOWN" HISTORIC DISTRICT RECORD AND 1091 (CALIFORNIA COTTON MILLS)  
RECORD



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: I-880-ALA-2

**P1. Other Identifier:** California Cotton Mills Weaving/Carding/Spinning Building (Cotton Mills Lofts)

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:**

**Date:**

T

R

1/4 of

1/4 of Sec

; M.D.

B.M.

c. Address: 1091 Calcot Place

City: Oakland

Zip: 94601

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Assessor Parcel Number: 019-0055-001-04

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The California Cotton Mills is a four-story building of utilitarian design, and is of partially reinforced brick construction that features white-painted, flat concrete lintels above each of the paired, nearly floor-to-ceiling height steel industrial sash windows. The building has a flat parapeted roof, is rectangular in plan, and is approximately 125 by 200 feet in its outside dimensions. It is eight window/door bays across on its south and north walls and **eight bays across on the east and west elevations — the bays on the north and east building ends containing paired solitary sash while those on the other walls include two pairs of paired sash. The building's fixed industrial sash windows, at their centers, feature small 2x2- or 3x3-foot operable hopper sash panels.**

Enlivening the design are two clock towers that rise nearly one full story above the rest of the building. These towers match the building in their construction and window/lintel treatment, but are adorned at the top by scalloped, stepped parapets. Extending below is corbelled brickwork that is loosely Romanesque and Arts & Crafts in inspiration. This corbelling forms blind trapezoid-shaped panels at center flanked by small triangular panels. Just below the blind panels are blind roundels bordered with pulvinated brick trim. These roundels appear on three walls of the towers that face away from the building. Large open-faced clocks are featured in the two roundels on the clock tower at the southeastern corner of the building closest to Calcot Place. The **two trapezoid-shaped panels on the building's east-facing walls bear relief numerals reading "1917" — the building's year of construction (see Continuation).**

**\*P3b. Resource Attributes:** (List attributes and codes) **HP-8 - Industrial Building**

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Principal façade (view northwest)

**\*P6. Date Constructed/Age and**

**Sources:** 1917 ☒ Historic

☐ Prehistoric ☐ Both

**\*P7. Owner and Address:**

East Bay Lofts, LLC c/oFrancis

Rush, 36966 Pinto Palm Street

Rancho Mirage, CA 92270

**\*P8. Recorded by:** (Name, affiliation, and address)

Carson Anderson, Arch. Historian

ICF Jones & Stokes, 811 West 7<sup>th</sup> St.

Los Angeles, CA 90017

**\*P9. Date Recorded:** Sept. 2008

**\*P10. Survey Type:** (Describe)

Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")Bldg.Permits/ Addresss

**Files—Oakland Cultural Heritage**

Survey Office; Bagwell, Beth *The*

*Montclarion*, 14 Feb 1979, p. 8; Jones

& Stokes. 2009. *Historical Resources*

*Evaluation Report for the I-880*

*Operational and Safety Improvements at 29<sup>th</sup> and 23<sup>rd</sup> Avenue Overcrossings, City of Oakland, Alameda County, California.*

**\*Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) I-880-ALA-2

- B1. Historic Name: California Cotton Mills Weaving, Carding and Spinning Building  
B2. Common Name: Cotton Mills Lofts  
B3. Original Use: Industrial  
B4. Present Use: Residential, Multiple-family

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1917 per Oakland Bldg. Permit # 44650. Building was once part of an immense grouping of buildings dating back to 1883-1885--nearly all traces of which have been demolished. Surviving brick wall from demolished 1953 building abuts I-880

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

Surviving outbuildings include sections of a machine-polishing building built in 1940 (largely demolished and significantly remodeled)—Adrian Wilson, architect; a c1953 cotton processing/mop manufacture structure--only the outer wall of which survives directly abutting the I-880/Nimitz Freeway (west property boundary); a one-story brick wall with a corbelled cornice that has been preserved as a remnant of one of the nineteenth century Mill buildings that stood on the property (directly abutting the machine-polishing building on the north) ; and a non-contributing, one story, flat-roofed shed structure of concrete block construction (c 1965) located at the far north tip of the property is. This shed dates from after the mill facility ceased operations and is not significant for either architectural or historical reasons.

B9a. Architect: A.C. Griewank, Engineer/Designer (1917)

b. Builder: Owner

\*B10. Significance: Theme: Industry, Textile Manufacture

Area: San Francisco Bay Area

Period of Significance: 1917-1956

Property Type: HP8 - Industrial (mill)

Applicable Criteria: A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 1917 California Cotton Mills Weaving/Carding/Spinning Building is significant under National Register Criteria A and C at a local level of significance. The resource is also considered a historical resource under CEQA because it meets California Register of Historical Resources criteria. Under Criterion C, the resource is significant as an excellent example of industrial mill architecture from the early twentieth century. Under Criterion A, the resource is significant both as the principal and only intact surviving building in what was once considered the largest cotton processing plant west of Chicago as well as one of the largest industrial facilities in Oakland during the late nineteenth/early twentieth centuries. This facility produced one of the largest arrays of cotton products in California, including cotton batting, sheeting, towels, duck covers, canvas, bags for grain, coffee and other commodities, wicking, twine and mops. Considered a model factory, the California Cotton Mills' operations were often discussed favorably in the local press and viewed as a bellweather for Oakland's future economic possibilities. Its owners structured its manufacturing operations on the most advanced textile production practices in Europe, even bringing Scottish textile workers to its mills to train local staff. An example of forward-thinking capital and safety-minded investment, the Mill's Corliss Engine drive shaft system drove all the carding, spinning and weaving machinery from shafts built into tunnels beneath the floors -- this to prevent workers from getting caught in shifting drive belts. All cables/belts were treated with a patented product to avoid wear and tear. Organized in 1883 and opened in 1884-1885 with a capital investment totaling over one-half million dollars, the Mill employed some 600 to 700 workers by 1911. Success prompted the formation of National Automotive Fibres, Inc. (1928) by J.R. Millar, the son of one of the mill's founding entrepreneurs. The California Cotton Mills became a subsidiary of this new automobile upholstery/interior trim and parachute company, which adjoined the subject property on the west (demolished)(see continuation).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: Oakland Cultural Heritage Survey bldg. permits and address files; Bagwell, Beth. 14 Feb. 1979. *The Montclarion*, pp. 8-9; Oakland Heritage Alliance. 2004. Fruitvale on Foot (walking tour brochure); *Fruitvale Progress* Index-Oakland Public Library

B13. Remarks:

\*B14. Evaluator: Carson Anderson, architectural historian, ICF Jones & Stokes, Los Angeles, CA

\*Date of Evaluation: Oct. 10, 2008; Dec. 30, 2008; April 9, 2009

(This space reserved for official comments.)



\*Recorded by:

\*Date: May 20, 2009 ■ Continuation □ Update

**Description Continued**

The Weaving/Carding/Spinning Building is the only two intact buildings on the subject property — two lots which together form a triangular-shaped parcel that is 700 feet long on the east (bordering the Union Pacific Railroad right-of-way), approximately 300 feet on the south along Calcot Place, and 40 feet at the northern tip of the property. An approximately 10-foot tall steel picket security fence encloses the property along its Calcot Place frontage as well as along its east boundary (railroad right-of-way). The western boundary follows a curving line, abutted on the southwest end by a one-story tall c1960 concrete block screening wall of utilitarian design (the wall stands on the adjoining property), and a continuous, one-story-tall, concrete brick screening wall featuring hopper industrial sash windows. This wall is the outer wall of a c1953 cotton processing/mop manufacture structure -- the only remnant of which survives directly abutting the I-880/Nimitz Freeway (west). This wall is ineligible.

Abutting the Weaving/Carding/Spinning Building on the north is a non-contributing one-story flat-roofed addition. It is believed to be the only surviving portion of a machine-polishing building built in 1940 (Adrian Wilson, architect). The addition has been largely demolished and significantly remodeled. Abutting the addition on the north is a one-story tall brick wall with a corbelled cornice. This feature is a fragment and appears to be the only surviving wall from one of the nineteenth century mill buildings that once occupied the property and that were largely demolished in 1917 for the construction of the Weaving/Carding/Spinning Building. This fragment wall is ineligible (although its age and its association with early development of the mill make it noteworthy in purely local historical terms). A surface parking lot surrounds the Weaving/Carding/Spinning Building and its machine polishing building addition, bordering them on the west, north, and east. Finally, located at the far north tip of the property is a non-contributing, one story, flat-roofed shed structure of concrete block construction (c 1965). The shed dates from after the mill facility ceased operations and is not significant for either architectural or historical reasons.

The character-defining features of the subject resource include the key architectural elements of the Weaving/Carding/Spinning Building (viz., its utilitarian brick/partially reinforced construction, concrete lintels, large steel industrial sash windows, and corner tower elements). The c1953 concrete brick screening wall bordering I-880 (viz., concrete brick construction, hopper industrial sash), and the remnant one-story, corbelled brick wall that abuts the Weaving/Carding/Spinning Building addition on the north (c1890) do not contribute to the eligibility of the resource.

**Significance Continued**

The Mill is also significant for ethnic historical reasons, as it was integral to the development of the Kennedy Tract/Brooklyn Basin neighborhood (known commonly in Oakland as "Jingletown") during the late nineteenth/first half of the twentieth centuries. It drew hundreds of Azorean Portuguese immigrant workers. These workers typically resided within quick walking distance in the close-knit adjoining neighborhood, where they built homes, established small service businesses, and founded Mary Help of Christians Catholic Church (2605 East 9<sup>th</sup> Street) — the neighborhoods' key surviving cultural/social institution. The children of the first generation of Portuguese immigrants gave the neighborhood its colloquial name "Jingletown" — a playful reference to the older men walking around on payday jingling coins in their pants pockets. The Mill was also the scene of important immigrant women labor struggles in 1911 and 1918 that were launched in an effort to improve working conditions and wages.

Construction of the Mill is a manifestation of the growing industrial importance of Fruitvale/East Oakland beginning in the late nineteenth century. Major transportation improvements, such as the inauguration of transcontinental train service in 1869 and streetcar service to the area beginning in the 1870s, combined with the lessened economic viability of agriculture in this setting, prompted a strong wave of industrial development. Early industries included the Hammer-Bray Stove Company, Pacific Cordage Company, and Oakland Smelting and Reduction Works -- all of which were located adjacent to the neighborhood by the late 1870s; the California Cotton Mills soon followed in 1884-1885, quickly becoming the largest manufacturer in the neighborhood. Substantial improvements to the Port of Oakland during the first two decades of the twentieth century helped to expand the market for goods produced at the California Cotton Mills, as did America's entry into World War I in 1917. These are likely the key factors that prompted the timing of the construction of the Weaving/Carding/Spinning Building in 1917.

The changing economic climate during the 1950s, and to a lesser degree, the construction of the I-880/Nimitz Freeway during the late 1940s/early 1950s, were factors in the closing of the California Cotton Mills in 1956. As a result of the construction of I-880 nearly all buildings on the subject property were demolished, with the exception of the Weaving/Carding/Spinning Building, a fragment of the machine-polishing building addition (1940), and the outer wall of the cotton processing/mop manufacture structure -- the only remnant of which survives today directly abutting the I-880/Nimitz Freeway (southwest). The c1953 outer wall is possibly the last building constructed at the mill prior its closing in 1956 and is a familiar visual place marker for thousands of daily I-880 motorists.





**Appendix A**  
Kennedy Tract/"Jingletown" Historic District Survey Overview and Tables







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**Figure 1**  
**Potential Kennedy Tract/'Jingletown' Historic District**



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary #  
HRI #  
Trinomial

Page 1 of 29

\*NRHP Status Code: 3D

\*Resource Name or # (Assigned by recorder): I-880-ALA-1-KTJ District

D1. Historic Name: Kennedy Tract/"Jingletown" Historic District

D2. Common Name:

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The Kennedy Tract/"Jingletown" district has a strongly cohesive architectural and design character that embodies Oakland's late nineteenth and early twentieth century vernacular architectural tradition. Adjoined by a freeway (west) and railroad corridor (east), and located in a densely developed urban setting in which industrial uses predominate, the district is located between 29<sup>th</sup> Avenue and 23<sup>rd</sup> Avenue, bordered on the east by East 11<sup>th</sup> Street and East 10<sup>th</sup> Street, and by East 8<sup>th</sup> Street and Interstate 880 (I-880) on the west. Occupying approximately 40 acres, the grouping contains 161 properties in total, nearly all of which are single-family and two-family residences constructed between approximately 1880 and 1929. Architectural designs fall into four overall stylistic categories, including: Late nineteenth century Stick, Eastlake and Queen Anne Style houses (1890s), as well as earlier simply detailed "Pioneer Cottages" – modest vernacular, gable-front houses of frame construction with very limited Italianate-inspired detailing (typically 1880s and early 1890s); Neoclassic cottages with late Queen Anne, American Colonial Revival, or proto-Craftsman features (typically 1900 through mid-1910s); the American Foursquare house type (typically 1905 through mid 1910s); and Craftsman bungalows (typically mid-1910 through late 1920s)(see continuation).

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The district is bounded on the south by the southern property lines of 2861 East 10<sup>th</sup> Street (APN 019-0085-021-01), 2878 East 9<sup>th</sup> Street (APN 019-0085-022), and 2857 East 9<sup>th</sup> Street (APN 019-0084-028) and excludes the Portwood Shell Gas station (820 Portwood Avenue) at East 8<sup>th</sup> Street and 29<sup>th</sup> Avenue, as well as the vacant parcels that lie along the north side of 29<sup>th</sup> Avenue. The district is bordered on the east by the west curblineline of East 11<sup>th</sup> Street, the northerly curblineline of Lisbon Avenue between East 11<sup>th</sup> Street and East 10<sup>th</sup> Street, and the west curblineline of East 10<sup>th</sup> Street from Lisbon Avenue extending south to the south property line of 2861 East 10<sup>th</sup> Street. The district is bounded on the north by 25<sup>th</sup> Avenue and the rear property lines of the residential properties facing East 10<sup>th</sup> Street and 26<sup>th</sup> Avenue, and the southerly curblineline of East 9<sup>th</sup> along a canted westerly alignment to 23<sup>rd</sup> Avenue; it is bounded on the west by the easterly edge of I-880 continuing in a southeasterly alignment along the east curblineline of East 8<sup>th</sup> Street to Portwood Avenue, easterly along the north curblineline of Portwood Avenue to the east property line of 831 Portwood (APN 019-0084-012) and from there south along the rear property lines of the Portwood Shell gas station, 2851 and 2857 East 9<sup>th</sup> Street to the point of origin.

**\*D5. Boundary Justification:** The district, which consists overwhelmingly of single and two-family residences, is readily defined by the contrasting land uses and land-use densities of those properties abutting the district along bordering streets. On the north, concrete block, concrete/concrete brick industrial buildings along 23<sup>rd</sup> Avenue border the district on the north. On the east, larger industrial buildings occupy nearly all of the east side of East 11<sup>th</sup> Street across the street from the district. Jingletown Villas - a new townhouse residential development dating from 1996 - forms an easily discernable buffer at the southeast corner of the district along East 10<sup>th</sup> Street, south from Lisbon Avenue, due to its contrasting architectural character, density, and pattern of development. The vacant land along the north side of 29<sup>th</sup> Avenue forms a logical southern boundary for the district, as does the Portwood gas station (c1980), which abuts the southwestern corner of the district. Due to its heavily trafficked character as a major access point to the I-880, the east curblineline of East 8<sup>th</sup> Street, along with I-880 where it directly borders the district north of Lisbon Avenue, form a logical boundary on the west that serve to separate the district from the freeway and its proposed improvements.

**\*D6. Significance: Theme:** Architecture, Residential; Ethnic History

**Area:** Oakland, CA-Alameda County

**Period of Significance:** 1880-1929

**Applicable Criteria:** C (Primary); A (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The buildings in the Kennedy Tract/"Jingletown" grouping together represents a strongly cohesive, significant, and distinguishable entity linked by shared architectural characteristics and social historical associations (even while individual buildings may lack distinction). For this project, the grouping thus appears eligible for the National Register under Criteria C (primary) and A (secondary) at a local level of significance. The district appears to be eligible under Criterion C because it is a largely intact example of a late nineteenth/early twentieth century working class residential subdivision in Oakland developed within walking distance of manufacturing businesses that played a pre-eminent role in the economic history of the city and Oakland's Fruitvale neighborhood. The district also appears eligible under Criterion C because its architecture is strongly representative of East Bay vernacular architectural tradition during the last two decades of the nineteenth century/first three decades of the twentieth century. Under criterion A, the district also appears to be eligible for ethnic-historical reasons due to its strong association with Oakland's Azorean Portuguese immigrant community during the early twentieth century. The district is also considered a historical resource under CEQA (see continuation).

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.): Building permit and address files of the City of Oakland Cultural Heritage Survey Office; Thompson & West Historical Atlas of Alameda County, 1878; Commercial Development in Fruitvale, 1890-1948; Sanborn Fire Insurance Map, Oakland, California. 1911-Updated to November 1950, Volume 2, Sheets 223-234; Magnuson-Peddle, Pamela. 2004. Fruitvale on Foot - Three Historic Walking Tours of Oakland's Fruitvale Neighborhood. Oakland Heritage Alliance; Bagwell, Beth. 1982. *Oakland: the Story of a City*. Presidio Press: Novato, CA.

**\*D8. Evaluator:** Carson Anderson

**Date:** October 2008; April, 2009

**Affiliation and Address:** ICF Jones & Stokes, 811 West 7<sup>th</sup> Street, Suite 800, Los Angeles, CA 90017



\*Recorded by: Carson Anderson

\*Date: December 2008; April 2008

☒ Continuation ☐ Update

**D6 - Significance Continued:**

The early existence of the subdivision is referenced in the 1878 Thompson & West Historical Atlas of Alameda County. Establishment of significant industrial complexes south of the Southern Pacific Railroad (Central Pacific originally) tracks and inland from San Francisco Bay estuary, dating from the late 1870s and early 1880s, triggered the development of the Kennedy Tract as a working class/lower middle class residential neighborhood – a feature readily identified by the narrow lot sizes (typically 25 x 100 feet in size, in contrast to the villa-sized 159 x 347-foot lots in the affluent nearby Oak Tree Farm subdivision). These early manufacturers included the Derby family Oak Grove Tannery and lumber mill, the Hammer-Bray Stove Company, and significantly, the California Jute/Cotton Mills, which was at one time the largest textile mill west of the Chicago. A significant portion of the work force resided in the Kennedy Tract within walking distance of these facilities, as well as more recent early twentieth-century canning companies (E.G., Code-Portwood/H.G.Price cannery, that which gives Portwood Avenue in the Kennedy Tract its current name. One cannery borders the district along the east side of East 11th Street; and a second -- the Del Monte cannery -- has been demolished but was located south of 29th Avenue on the site of the Fruitvale Station Shopping Center (1997).

Early residents during the late nineteenth century included persons of German, Scandinavian, Italian and Irish ancestry. Around the turn of the twentieth century Portuguese immigrants originating from the Azores Islands moved into the neighborhood in large numbers. As with the earliest residents, a large portion of the Portuguese worked in the nearby factories, such as the California Cotton Mills and the canneries. It is these Portuguese residents who built a majority of the extant buildings within the Kennedy Tract/"Jingletown" grouping beginning during the first decade of the twentieth century, and who gave it its remarkable cohesive social and design character. The children of the first generation of Portuguese immigrants gave the neighborhood its colloquial name "Jingletown" – a playful reference to the older men walking around on payday jingling coins in their pants pockets. The Portuguese residents were also instrumental in founding one of the district's most important contributing resources: Mary Help of Christians Catholic Church, 2605-2611 East 9th Street (1915; 1923) – the key surviving community institution in the neighborhood, and a neighborhood architectural focal point. The Kennedy Tract /"Jingletown" neighborhood retained a majority Portuguese character until the late 1950s when newer Hispanic, and a smaller number of African American residents, began slowly supplant them. The importance of the Kennedy Tract/"Jingletown" neighborhood as the most significant physical embodiment of Oakland's Portuguese immigrant community lifeways has been documented in several historical studies, including the detailed discussions found in Oakland Heritage Alliance's walking tour booklets "Jingletown" (1997) and "Fruitvale on Foot" (2004), Earl Carl Motta's "The Jingletown Story" (1984), and Erika Mailman's *Oakland's Neighborhoods* (2005).

Further development of the neighborhood as a community of single- and two-family houses ceased by the end of the 1920s, and hence 1929 has been chosen the most logical ending point for the district's period of significance. Construction of the Eastshore/Nimitz Freeway (I-880) during the late 1940s hastened the dissolution of the neighborhood's strongly cohesive social character by physically dividing the neighborhood and bringing about the demolition of a number of residences and businesses. New direct access to the local freeway system from the neighborhood also prompted the conversion of surviving single- and two-family residential properties to industrial uses and apartment buildings, while accelerating the out-migration of residents during the 1950s and 1960s. One of the key outcomes was the diminution of the Portuguese community in this portion of Oakland during the same post-World War II period that the movement of middle class families from inner city locations to suburban neighborhoods was in full swing across California and the United States.

\*Recorded by: Carson Anderson

\*Date: December 2008; April 2009

☒ Continuation

☐ Update

**D3 - Description Continued:**

The residential buildings in the district are linked by their shared architectural characteristics, construction, and small lot sizes. They are of frame construction, with overlap board, clapboard, or wood shingle sheathing, and are one or two stories tall, generally with a garage (or basement) story occurring at street level, and with the main living space occurring upstairs, accessed via wooden stairs, which often share the same placements from property to property – a building form that is termed a “Rowhouse” by architect/historic preservation planner Helaine Kaplan Prentice in the well-known City of Oakland publication *Rehab Right* (1986)(the term “Rowhouse” in the Oakland architectural/historic resources survey is not defined to mean buildings sharing common walls with adjoining buildings). With the exception of a handful of buildings documented with building permits, it would appear that the overwhelming majority of the buildings in the Kennedy Tract/“Jingletown” grouping were constructed by local contractor/builders from the Portuguese immigrant community, or by the owners with the assistance of their neighbors. In this way, vernacular building forms familiar to the residents (e.g., simple wood-frame pyramidal hipped roof cottages) were utilized repeatedly. In addition, buildings within the district grouping date overwhelmingly from the late nineteenth century and first two decades of the twentieth century and occur in a small range of architectural styles – including the Neoclassic Cottage or Rowhouse type that was constructed extensively throughout the neighborhood between roughly 1905 and 1915. When all of the above observations are considered together they define a varied yet subtly cohesive design character in the neighborhood that represents a significant and distinguishable entity, whose components may lack individual distinction.

Integrity: Virtually all the buildings have been altered in some reversible fashion (typically window sashes have been replaced). Nonetheless, 76 percent of the resources were contributors of either primary or secondary significance – or more than three-quarters of the total – because they continue to retain sufficient integrity of architectural features so as to strongly convey their historic appearance (Tiers 1 and 2)(see Figure 1). Intact or largely intact buildings with a small number of easily reversible alterations were classified as being contributors of primary significance (Tier 1); buildings with more substantive but reversible alterations, as well as other properties that have substantive reversible alterations but possess significant historical associations, and where at least five of the seven aspects of integrity were present (i.e., location, design, setting, feeling, and association), were classified as being contributors of secondary significance (Tier 2). Only 24 percent properties had non-historic replacement buildings onsite (typically industrial uses and related parking lots), or conversely, were so extensively altered as to be significant to the overall district grouping for contextual reasons only. Those properties were classified as being non-contributors (Tier 3). Vacant lots within the potential Kennedy Tract/“Jingletown” District grouping were also classified as being non-contributing resources (Tier 3) (Figure 1).

Although the Kennedy Tract/“Jingletown” once extended west of where I-880 now occurs into the Brooklyn Basin neighborhood, the neighborhood west of I-880 has been extensively redeveloped into industrial, commercial, and newer multi-family residential uses. While small clusters of turn-of-the century residences exist along East 7<sup>th</sup> and Chapman Streets they are found in scattered placements between intrusive, non-residential development that often dates from the mid-twentieth century (i.e., after the construction of I-880 in the late 1940s/early-1950s period). There is no discernable district of historic buildings. In addition, the presence of the I-880 serves as a major physical and visual barrier that separates the Kennedy Tract/“Jingletown” grouping from the Brooklyn Basin.





\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continued**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 1: Southern Border of District at East 9<sup>th</sup> Street and 29<sup>th</sup> Avenue, Looking North . December 2008



Photo 2: Southern Border of District along 29<sup>th</sup> Avenue, Looking west from East 10<sup>th</sup> Street. December 2008

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continued**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 3: West border of district, along East 8<sup>th</sup> Street/I-880, looking in a northerly direction. December 2008.



Photo 4: Northeastly view along Lisbon Avenue, between East 8<sup>th</sup> Street and East 11<sup>th</sup> Street. December 2008.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 5: Easterly view along Lisbon Avenue, from East 10<sup>th</sup> Street toward East 11<sup>th</sup> Street industrial buildings. December 2008.



Photo 6: Northerly view along East 10<sup>th</sup> Street, from Portwood Avenue. December 2008.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 7: Northerly view along East 11<sup>th</sup> Street, showing the large industrial buildings along east side of street. December 2008.



Photo 8: Northerly view along East 10<sup>th</sup> Street, from Lisbon Avenue. December 2008.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 9: Mary Help of Christians Catholic Church, 2511 East 9<sup>th</sup> Street. March 2006.



Photo 10: 2628 East 9<sup>th</sup> Street. Example of Queen Anne Style (circa 1890), "Raised" Above a Tall Basement Story (Most Kennedy Tract Grouping Residences Have Basement Stories). August 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 11: 2722 East 9th Street. Representative Example of Altered Queen Anne Style Residence. September 2006.



Photo 12: 2729 East 9th Street. Largely Intact Example of Neoclassic Rowhouse, Circa 1905. September 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 13: 2751 East 9th Street. Largely Intact Example of Queen Anne Rowhouse. September 2006.



Photo 14: 2749 East 9th Street. Representative Example of American Foursquare House Type. September 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 15: 2808 East 9th Street. Altered Representative Example of Craftsman Bungalow Type. September 2006.



Photo 16: 2824 East 9th Street. An Unusual Example, Classic Cottage House Type (Altered). September 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 17: 2829 East 9th Street. Altered Example, Neoclassic Cottage House Type. September 2006.



Photo 18: 2866 East 9th Street. Intact Example of a Queen Anne Style Cottage. September 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation ☐ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 19: View South, East 9th Street, Towards 27th Avenue. March 2006.



Photo 20: 930-932 and 936-938 26th Avenue. Early Buildings (likely dating from circa 1890). March 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 21: 1030-1034, 1028 and 1024 25th Avenue. Showing levels of Alteration to late nineteenth century buildings (Queen Anne Style and Pioneer Cottage Types/Italianate Detailing). August 2006.



Photo 22: View South, East 10th Street at Lisbon Avenue. March 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 23: 2512 East 10th Street. Representative Queen Anne Cottage (Late 1890s era). August 2006.



Photo 24: 2516-2518 East 10th Street. Example Queen Anne Style). August 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation ☐ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 25: 2525 East 10th Street – Unusual Pioneer Cottage with Italianate features and a Gothic Revival gable detail. August 2006.



Photo 26: 2529-2535 East 10th Street. Example of Duplex House Type found in District. August 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 27: 2630 East 10th Street. Unusual (Altered) Italianate Style Rowhouse. August 2006.



Photo 28: 2638-2642 East 10th Street. American Foursquare example of duplex homes in District. August 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 29: 2720-2722 East 10th Street. Representative Queen Anne Style example (altered)(1897). August 2006.



Photo 30: 2721 East 10th Street. One-and-a-half-story Eastlake Cottage example (altered). August 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 31: 2728-2730 East 10th Street. American Foursquare Example of Duplex House Type. August 2006.



Photo 32: 2737 East 10th Street. An 1880s-era, two-story version of the Pioneer House type with typical Italianate details (Not unlike late 1870s-era vernacular housing in Chicago). August 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 33: 2749 East 10th Street. Representative altered example, Neoclassic Rowhouse. August 2006.



Photo 34: 2811 East 10th Street. Craftsman Bungalow (Freitas-All Bay Plumbing Supply). August 2006.

\*Recorded by: Carson Anderson

\*Date: December 2006 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 35: 2845 East 10th Street. Representative Transitional Queen Anne Cottage. August 2006.



Photo 36: 2855-2857 East 10th Street. Example Eastlake/Stick Style Cottage. August 2006.

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation ☐ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 37: 2513, 2517 and 2525 East 11th Street. Representative district house types/styles. August 2006.



Photo 38: 2625 East 11th Street. Altered Queen Anne/Eastlake Rowhouse. August 2006.



\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation □ Update

**D3 - Description Continuation**

Photographic Survey of the Kennedy Tract/"Jingletown" Historic District Grouping



Photo 39: 2635 East 11th Street. Early twentieth century wood-frame neighborhood storefront. August 2006.



Photo 40: 2649 East 11th Street. Well-preserved circa 1900 Queen Anne Residence. August 2006.



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1	2800 East 8 <sup>th</sup> St 815 Portwood Av	019-0084-019-02	1964	1-sty Concrete Auto Upholstery Shop (L-shaped building fronts both Portwood Av and East 8 <sup>th</sup> St)	No (Tier 3)
2	2600 East 9 <sup>th</sup> St	019-0087-014	Informal Park (Mary Help of Christians Church)	Open Space historically associated with Mary Help of Christians Church – contains a small shrine	Yes (Tier 2)
3	2605 East 9 <sup>th</sup> St	019-0082-001	1915; 1923 John Silva + Eugene Luvisone, Bldrs. (1915); Charles Fantone + Manuel Brown, Bldrs. (1923)	Mary Help of Christians Catholic Church – 2-sty Classical Revival + Vacant, park-like lot adjoining on north	Yes (Tier 1)
4	2611 East 9 <sup>th</sup> St	019-0082-001	1889-1890; 1927 (rear addition)	Queen Anne Style Cottage Converted to Mary Help of Christians Church Rectory	Yes (Tier 1)
5	2627 East 9 <sup>th</sup> St	019-0082-001	n/a	Church Parking Lot	No (Tier 3)
6	2628 East 9 <sup>th</sup> St	019-0087-013	c1890	Queen Anne Style Cottage	Yes (Tier 1)
7	2629 East 9 <sup>th</sup> St	019-0082-002-01	1909	Transitional Queen Anne/Neoclassic Rowhouse	Yes (Tier 1)
8	2639 East 9 <sup>th</sup> St	019-0082-003-01	1913 H.R. Hill + W.G. Thornally, Bldrs.	2-sty Brick Commercial Bldg – Utilitarian Design (Former laundry adapted to live-work studios - c1992)	Yes (Tier 2)
9	2634-2636 East 9 <sup>th</sup> St	019-0087-012	c1885	1-story Stick Style Cottage	Yes (Tier 2)
10	2640 East 9 <sup>th</sup> St	019-0087-011	c1885	1-story Stick Style Cottage	Yes (Tier 2)
11	2646 East 9 <sup>th</sup> St	019-0083-001-01	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
12	2701 East 9 <sup>th</sup> St	019-0088-001-01	1924 Antone Cambra, Owner / Bldr.	La Barca Market-Jingletown Deli possesses important historical associations with neighborhood	Yes (Tier 2)
13	2702 East 9 <sup>th</sup> St	019-0086-019	n/a	Vacant Lot	No (Tier 3)
14	2707 East 9 <sup>th</sup> St	019-0083-001-03	c1890	Stick Style Cottage	Yes (Tier 2)
15	2711 East 9 <sup>th</sup> St	019-0083-002	1914	Craftsman Cottage	Yes (Tier 2)
16	2712 East 9 <sup>th</sup> St	019-0086-018	c 1890	1-story Queen Anne Style /Stick Style Rowhouse	Yes (Tier 2)
17	2715 East 9 <sup>th</sup> St	019-0083-003	c1890	Queen Anne Style Cottage	Yes (Tier 2)
18	2716 East 9 <sup>th</sup> St	019-0086-017	1958	Flat-roofed 1950s Apartment Bldg	No (Tier 3)
19	2722 East 9 <sup>th</sup> St	019-0086-016	c1895	2-story Queen Anne Style Rowhouse	Yes (Tier 2)
20	2719 East 9 <sup>th</sup> St	019-0083-003	n/a	Vacant Lot	No (Tier 3)
21	2723 East 9 <sup>th</sup> St	019-0083-004	n/a	Vacant Lot	No (Tier 3)
22	2729 East 9 <sup>th</sup> St	019-0083-005	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
23	2731 East 9 <sup>th</sup> St	019-0083-006	c1890	1-story Stick Style Cottage	Yes (Tier 2)
24	2734 East 9 <sup>th</sup> St	019-0086-015	c1900	1-story Neoclassic Rowhouse	No (Tier 3)
25	2737-2741 East 9 <sup>th</sup> St	019-0083-007	c1890	1-story Queen Anne Cottage	Yes (Tier 2)

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26	2744 East 9 <sup>th</sup> St	019-0086-014-01	c1890	1-story Neoclassic Cottage	Yes (Tier 2)
27	2745 East 9 <sup>th</sup> St	019-0083-008	c1890	1-story Eastlake Style Cottage	Yes (Tier 2)
28	2748 East 9 <sup>th</sup> St	019-0086-012	c1885	1-story Gable-front Pioneer /Italianate Cottage	Yes (Tier 2)
29	2749 East 9 <sup>th</sup> St	019-0083-009	c1900	2-story American Foursquare House	Yes (Tier 1)
30	2751 East 9 <sup>th</sup> St	019-0083-010	c1890	1 ½-sty Queen Anne Style Cottage	Yes (Tier 1)
31	2752 East 9 <sup>th</sup> St	019-0086-011	1907 WF Morris, Bldr.	1-story Craftsman/Neoclassic Cottage (Original owner—M Cunha, Shoemaker)	Yes (Tier 1)
32	2801 East 9 <sup>th</sup> St	019-0084-001	c1905	1-story Neoclassic Cottage (garage level is now an apartment)	Yes (Tier 2)
33	2802 East 9 <sup>th</sup> St	019-0085-010	c1890	2-story Queen Anne Style Cottage	Yes (Tier 1)
34	2804 East 9 <sup>th</sup> St	019-0085-010	Unknown	1-story Hipped Roof Cottage	Yes (Tier 2)
35	2805 East 9 <sup>th</sup> St	019-0084-002	c1900	1-story Cottage	Yes (Tier 2)
36	2808 East 9 <sup>th</sup> St	019-0085-009	c1920	1-story Craftsman Bungalow	Yes (Tier 2)
37	2809 East 9 <sup>th</sup> St	019-0084-003	n/a	Vacant Lot	Yes (Tier 2)
38	2816 East 9 <sup>th</sup> St	019-0085-012-03	c 1920	1-story Flat-roofed industrial	No (Tier 3)
39	2811 East 9 <sup>th</sup> St	019-0084-003		Vacant Lot	No (Tier 3)
40	2815 East 9 <sup>th</sup> St	019-0084-004	1906	1-story Hipped Roof Cottage	Yes (Tier 2)
41	2820 East 9 <sup>th</sup> St	019-0085-007	n/a	Vacant Lot	No (Tier 3)
42	2819 East 9 <sup>th</sup> St	019-0084-005	c1910	1-story Neoclassic Rowhouse	Yes (Tier 2)
43	2823 East 9 <sup>th</sup> St	019-0084-006	c1910	1-story Cape Cod Cottage	Yes (Tier 2)
44	2824 East 9 <sup>th</sup> St	019-0085-006	c1905	1-story Hipped Roof Cottage	Yes (Tier 2)
45	2829 East 9 <sup>th</sup> St	019-0084-007	c1905	1-story Hipped Roof Cottage	Yes (Tier 2)
46	2830 East 9 <sup>th</sup> St	019-0085-005	c1895	1-story Queen Anne Cottage	Yes (Tier 1)
47	2833 East 9 <sup>th</sup> St	019-0084-008	c1900	1-story Hipped Roof Cottage	Yes (Tier 2)
48	2836 East 9 <sup>th</sup> St	019-0085-004	c1900	1-story Neoclassic Rowhouse	Yes (Tier 2)
49	2838 East 9 <sup>th</sup> St	019-0085-003-01	c1920	Mission Revival Style Garage	Yes (Tier 2)
50	2837 East 9 <sup>th</sup> St	019-0084-009	c1890	1-story Stick Style Cottage	Yes (Tier 2)
51	2841 East 9 <sup>th</sup> St	019-0084-011-01	c1900	1-story Hipped Roof Cottage	Yes (Tier 2)
52	2844 East 9 <sup>th</sup> St	019-0085-003-01	c1890	1-story Queen Anne Style Cottage	Yes (Tier 1)
53	2845 East 9 <sup>th</sup> St	019-0084-011-01	n/a	Vacant Lot	No (Tier 3)
54	2851 East 9 <sup>th</sup> St	019-0084-027	c1890	1-story Queen Anne Style Cottage	Yes (Tier 2)
55	2857 East 9 <sup>th</sup> St	019-0084-028	c1900	1-story Neoclassic Rowhouse	Yes (Tier 2)
56	2866 East 9 <sup>th</sup> St	019-0085-024-01	c1890	1-story Queen Anne Style Cottage	Yes (Tier 1)
57	2872 East 9 <sup>th</sup> St	019-0085-023	c1890	Greatly Remodeled 1-story Queen Anne Style Rowhouse	No (Tier 3)
58	2878 East 9 <sup>th</sup> St	019-0085-022	c1890	1-story Queen Anne Style Rowhouse	Yes (Tier 1)
59	2502 East 10 <sup>th</sup> St	019-0090-018-01	c1890	1-story Stick/Italianate Style Rowhouse	Yes (Tier 1)
60	2506 East 10 <sup>th</sup> St	019-0090-017	c1895	1-story Queen Anne Style Rowhouse	Yes (Tier 2)

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61	2512 East 10 <sup>th</sup> St	019-0090-016	c1895	1-story Stick/Italianate Style Rowhouse	Yes (Tier 1)
62	2515 East 10 <sup>th</sup> St	019-0088-003-02	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
63	2516-2518 East 10 <sup>th</sup> St	019-0090-015	c 1890	2-story Queen Anne Style Duplex	Yes (Tier 1)
64	2523-2525 East 10 <sup>th</sup> St (Schumacher House)	019-0088-006-01	1892–1893	1-½ story Italianate Cottage with Gothic Revival-inspired Stickwork gable detail	Yes (Tier 1)
65	2524 East 10 <sup>th</sup> St	019-0090-014	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
66	2530 East 10 <sup>th</sup> St	019-0090-013	c1905	1-story Neoclassic Rowhouse	No (Tier 3)
67	2529-2535 East 10 <sup>th</sup> St	019-0088-005	c1900	1-story Duplex Transitional Queen Anne Rowhouse	Yes (Tier 2)
68	2534 East 10 <sup>th</sup> St	019-0090-012	c1910	1-story Neoclassic Rowhouse	Yes (Tier 2)
69	2615 East 10 <sup>th</sup> St	019-0087-002	c1900	2-story American Foursquare Style House	Yes (Tier 2)
70	2615+ East 10 <sup>th</sup> St	019-0087-002	c1920	1-story Craftsman garage	Yes (Tier 2)
71	2621 East 10 <sup>th</sup> St	019-0087-003	c1890	Remo'd. 1-sty Queen Anne Style Cottage	Yes (Tier 2)
72	2622 East 10 <sup>th</sup> St	019-0091-012	c1895	1-story Queen Anne Style Cottage	Yes (Tier 1)
73	2627 East 10 <sup>th</sup> St	019-0087-004	c1895	Heavily remodeled 1-story Queen Anne Style Cottage	No (Tier 3)
74	2630 East 10 <sup>th</sup> St	019-0091-011	c1885	1-sty Italianate Style Rowhouse	Yes (Tier 2)
75	2634 East 10 <sup>th</sup> St	019-0091-010	c1895	1-sty Queen Anne/Stick Style Rowhouse	Yes (Tier 1)
76	2635 East 10 <sup>th</sup> St	019-0087-005	c1905	1-story Neoclassic Rowhouse	No (Tier 3)
77	2638-2642 East 10 <sup>th</sup> St	019-0091-009	c1905	2-sty American Foursquare Duplex	Yes (Tier 2)
78	2646-2648 East 10 <sup>th</sup> St	019-0091-008	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
79	2701 East 10 <sup>th</sup> St	019-0086-001	c1900	1-story Transitional Queen Anne Style Rowhouse	No (Tier 3)
80	2702 East 10 <sup>th</sup> St (Gomes-Silva House)	019-0092-016	c1900	1-story Transitional Queen Anne Style/Craftsman house	Yes (Tier 1)
81	2705 East 10 <sup>th</sup> St	019-0086-002	c1920	1-sty Craftsman/Am. Colonial Rev. Rowhouse (garage level is now an apt.)	Yes (Tier 2)
82	2708 East 10 <sup>th</sup> St	019-0092-015	c1895	1-story Queen Anne Style Cottage	Yes (Tier 2)
83	2714 East 10 <sup>th</sup> St	019-0092-014	c1890	2-story Stick Style/Eastlake Style Rowhouse	Yes (Tier 2)
84	2715 East 10 <sup>th</sup> St	019-0086-004	1891; 1906	Extensive Remodel - Retains Historic Form/Setbacks	No (Tier 3)
85	2720-2722 East 10 <sup>th</sup> St (Furtado House)	019-0092-013	1897 (per owner)	2-story Queen Anne Style Rowhouse	Yes (Tier 2)
86	2721 East 10 <sup>th</sup> St (de Dios House)	019-0086-005	1891	1-½-story Stick Style/Eastlake	Yes (Tier 2)
87	2725-2727 East 10 <sup>th</sup> St	019-0086-006	1891	1-story Stick Style/Eastlake Rowhouse	Yes (Tier 1)



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88	2728-2730 East 10 <sup>th</sup> St	019-0092-012-02	1916	2-story American Foursquare Style House	Yes (Tier 2)
89	2732 East 10 <sup>th</sup> St	019-0092-012-01	c1910	1-story Neoclassic Rowhouse	Yes (Tier 2)
90	2533 East 10 <sup>th</sup> St (Bettancourt House)	019-0086-007	1891	1-story Gable-front Cottage	Yes (Tier 2)
91	2736 East 10 <sup>th</sup> St	019-0092-011	c1910	1 ½-story Transitional Queen Anne Style/Craftsman Rowhouse	Yes (Tier 2)
92	2737 East 10 <sup>th</sup> St (Bettancourt House #2)	019-0086-008	1891	2-story Pioneer /Italianate Style Rowhouse	Yes (Tier 2)
93	2742 East 10 <sup>th</sup> St	019-0092-010	c1910	2-story Gable-front Craftsman House	Yes (Tier 2)
94	2745 East 10 <sup>th</sup> St	019-0086-009	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
95	2748 East 10 <sup>th</sup> St	019-0092-009	c1895	Heavily remodeled 1-story Queen Anne Style Cottage	No (Tier 3)
96	2749 East 10 <sup>th</sup> St	019-0086-010	c1905	1-sty Neoclassic Rowhouse	Yes (Tier 2)
97	2801 East 10 <sup>th</sup> St	019-0085-011	c1890	1-story Hipped Roof Cottage	Yes (Tier 2)
98	2811 East 10 <sup>th</sup> St (Freitas Plumbing)	019-0085-012-02	c1915	1-sty Craftsman Bungalow (boarded-up Windows)	Yes (Tier 2)
99	2815 East 10 <sup>th</sup> St (Freitas Plumbing)	019-0085-012	c1940	1-story 1940s Moderne Style Storefront	No (Tier 3)
100	2823 East 10 <sup>th</sup> St	019-0085-014	c1920	Extensively Remodeled 1-story Gable Front Craftsman	No (Tier 3)
101	2829 East 10 <sup>th</sup> St (CP Pedersen House)	019-0085-015	1907 (Pedersen, Bldr.)	1-story Neoclassic Rowhouse	Yes (Tier 2)
102	2835 East 10 <sup>th</sup> St	019-0085-016	c1895	1-story Queen Anne Style Cottage	Yes (Tier 2)
103	2841 East 10 <sup>th</sup> St (George Wolfert House)	019-0085-017	1907	1-story Gable-front Craftsman	Yes (Tier 2)
104	2845 East 10 <sup>th</sup> St	019-0085-001-01	c1905	1-story Transitional Queen Anne Style Cottage	Yes (Tier 2)
105	2855-2857 East 10 <sup>th</sup> St	019-0085-018-01	c1890	1-1/2 story Stick Style/Eastlake Rowhouse	Yes (Tier 1)
106	2861 East 10 <sup>th</sup> St	019-0085-020-01	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
107	2513 East 11 <sup>th</sup> St	019-0090-002	c1885	1-story Italianate Style Cottage	Yes (Tier 1)
108	2517 East 11 <sup>th</sup> St	019-0090-003	c1885	1-story False-front Italianate Rowhouse	Yes (Tier 1)
109	2525 East 11 <sup>th</sup> St	019-0090-004	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
110	2551 East 11 <sup>th</sup> St	019-0090-008	c1900	1-story Transitional Queen Anne Style Cottage	Yes (Tier 2)
111	2559 East 11 <sup>th</sup> St	019-0090-010-01	c1895	1-story Queen Anne Style Cottage	Yes (Tier 1)
112	2601 East 11 <sup>th</sup> St	019-0091-015-01 019-0091-016-01 019-0091-013 019-0091-002	1971	1-story tilt-up concrete industrial building + surface parking lot	No (Tier 3)

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113	2625 East 11 <sup>th</sup> St	019-0091-003	c1890	1-sty Eastlake Style Cottage	Yes (Tier 1)
114	2633 East 11 <sup>th</sup> St	019-0091-004-01	1966	1-story Concrete Block Industrial Building	No (Tier 3)
115	2635 East 11 <sup>th</sup> St	019-0091-006	c1905	1-story Peaked-parapet Grocery Store	Yes (Tier 1)
116	2649 East 11 <sup>th</sup> St	019-0091-007-01	c1905	1-story Transitional Queen Anne Style Cottage	Yes (Tier 1)
117	2705 East 11 <sup>th</sup> St (Joe Rose House)	019-0092-001	1914 (JF Souza, Bldr.)	1-story Neoclassic Rowhouse	Yes (Tier 2)
118	2709 East 11 <sup>th</sup> St	019-0092-002	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
119	2717 East 11 <sup>th</sup> St	019-0092-003	c1895	1-story Queen Anne Rowhouse	Yes (Tier 2)
120	2721 East 11 <sup>th</sup> St	019-0092-004	c1885	1-story Eastlake Style Rowhouse	Yes (Tier 1)
121	2725 East 11 <sup>th</sup> St	019-0092-004	c1980	1-story Garage with plywood Doors	No (Tier 3)
122	2731-2733 East 11 <sup>th</sup> St	019-0092-005	c1895	1-story Queen Anne Style Cottage	Yes (Tier 2)
123	2735 East 11 <sup>th</sup> St	019-0092-006	c1895	1-story Eastlake Style House	Yes (Tier 2)
124	2739-2741 East 11 <sup>th</sup> St	019-0092-007	c1890	1-story Stick Style/Eastlake Rowhouse	Yes (Tier 2)
125	2743 East 11 <sup>th</sup> St	019-0092-008	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
126	1030-1034 25 <sup>th</sup> Avenue	019-0090-001	c1890	2-story Queen Anne Rowhouse	Yes (Tier 2)
127	1028 25 <sup>th</sup> Avenue	019-0090-021	c1895	1-story Queen Anne Rowhouse	Yes (Tier 1)
128	1024 25 <sup>th</sup> Avenue	019-0090-020	c1885	1-story Pioneer/Italianate Style Cottage	Yes (Tier 2)
129	1020 25 <sup>th</sup> Avenue	019-0090-019	c1980	1-story Italianate Cottage	Yes (Tier 2)
130	913 26 <sup>th</sup> Avenue	019-0088-008	Unknown	Extensively Remo'd 1- ½ sty house	No (Tier 3)
131	917 26 <sup>th</sup> Avenue	019-0088-007	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
132	930-034 26 <sup>th</sup> Avenue	019-0087-016	c1885	2-story Italianate/Stick Style Rowhouse	Yes (Tier 1)
133	936-940 26 <sup>th</sup> Avenue	019-0087-001	c1885	2-story Italianate/Stick Style Rowhouse	Yes (Tier 1)
134	815—823 27 <sup>th</sup> Avenue	019-0082-006-01	c1970	1-story Prefabricated Aluminum Industrial Building	No (Tier 3)
135	824 27 <sup>th</sup> Avenue (Viera House)	019-0083-017	1914	1-story Neoclassic Rowhouse	Yes (Tier 2)
136	828 27 <sup>th</sup> Avenue (Jose de Faria House)	019-0083-018	1913 (Jose Medeiros, Bldr.)	1-story Neoclassic Rowhouse	Yes (Tier 2)
137	832-834 27 <sup>th</sup> Avenue	019-0083-019	c1910	1-story Neoclassic Rowhouse	No (Tier 3)
138	838 27 <sup>th</sup> Avenue	019-0083-020	1912	1-story Neoclassic Rowhouse	Yes (Tier 2)
139	860 27 <sup>th</sup> Avenue	019-0083-001-04	c1890	1-story Queen Anne Rowhouse	No (Tier 3)
140	907 27 <sup>th</sup> Avenue	019-0087-010	c1915	1-story Craftsman Bungalow	Yes (Tier 2)
141	911 27 <sup>th</sup> Avenue	019-0087-010	c1910	1-story Craftsman Bungalow	Yes (Tier 2)
142	915 27 <sup>th</sup> Avenue	019-0087-009	c1895	1-story Queen Anne Rowhouse	Yes (Tier 2)
143	921 27 <sup>th</sup> Avenue	019-0087-008	c1895	1-story Queen Anne Rowhouse	No (Tier 3)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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Trinomial

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\*Resource Name or # (Assigned by recorder) I-880-ALA-1\_District

\*Recorded by: Carson Anderson

\*Date: December 2008 ■ Continuation ☐ Update

**PROPERTIES LIST—KENNEDY TRACT/"JINGLETOWN" HISTORIC DISTRICT GROUPING (CONTINUED)**

Map Ref #	Street Address	Assessor Parcel Number	Construction Date	Architectural Description	District Contributor?
144	925 27 <sup>th</sup> Avenue	019-0087-007	c1895	1-story Queen Anne Rowhouse	No (Tier 3)
145	929 27 <sup>th</sup> Avenue	019-0087-006	c1900	1-story Queen Anne Rowhouse	Yes (Tier 2)
146	1020 27 <sup>th</sup> Avenue	019-0092-001	c1915	1-story Gable-front Craftsman Bungalow	Yes (Tier 2)
147	810 Lisbon Avenue	019-0084-021-01	c1885	2-story Hipped-roof Cottage (Extensively Remodeled)	No (Tier 3)
148	809-811 Lisbon Avenue	019-0083-014-03	c1990	1-story Prefabricated Aluminum Industrial Building	No (Tier 3)
149	812 Lisbon Avenue	019-0084-021-01	c1900	1-story Transitional Queen Anne Style Cottage	Yes (Tier 2)
150	815-817 Lisbon Avenue	019-0083-014-03	c1905	1-story Hipped-roof Rowhouse	No (Tier 3)
151	821 Lisbon Avenue	019-0083-013	c1980	Remodeled 1-story Rear Cottage	No (Tier 3)
152	823-825 Lisbon Av	019-0083-013	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
153	826 Lisbon Avenue	019-0084-037	c1890	1-story Queen Anne Rowhouse	Yes (Tier 1)
154	831 Lisbon Avenue	019-0083-012	c1885	1-story Italianate Cottage	Yes (Tier 2)
155	832 Lisbon Avenue	019-0084-036	c1905	1-story Neoclassic Rowhouse	Yes (Tier 2)
156	835-837 Lisbon Avenue	019-0083-011	c1890	Remodeled 2-story Eastlake Rowhouse	Yes (Tier 2)
157	811 Portwood Avenue	019-0084-015-01	c1900	1-story Transitional Queen Anne Cottage	Yes (Tier 2)
158	821 Portwood Avenue	019-0084-014	c1905; c1940	1-story Neoclassic Rowhouse	Yes (Tier 2)
159	825 Portwood Avenue	019-0084-013	c1905	1-story Neoclassic Rowhouse	No (Tier 3)
160	827 Portwood Avenue	019-0084-013	c1920	1-story Craftsman cottage	Yes (Tier 2)
161	831 Portwood Avenue	019-0084-012	c1890	1-story Queen Anne Rowhouse	No (Tier 3)



ATTACHMENT D  
646 KENNEDY STREET AND 948-976 23<sup>RD</sup> AVENUE RECORDS (HISTORICAL RESOURCES UNDER CEQA)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: I-880-ALA-3

**P1. Other Identifier:** Barrow Pringle Corporation/ Bay Cities Paper Box Company

■ \*P2. Location: ☐ Not for Publication ■ Unrestricted \*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 646 Kennedy Street

City: Oakland

Zip: 94606

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Assessor Parcel Number: 019-0068-002-03

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Barrow Pringle Corporation Building consists of two attached buildings. The most conspicuous building when viewed along Kennedy Street, and at the Shata Avenue (northerly) end of the property is two stories in height, and of partially reinforced brick masonry construction. Rectangular in plan, and approximately 180 x 100 feet in its footprint, this building is a typical 1920's era industrial loft structure of utilitarian design. It features large square-shaped replacement black anodized aluminum nine-light fixed sash that are subtly denoted with flush-face, brick surrounds, and topped on the side and rear elevations with flat-topped concrete lintels. This building is the original structure on the property commissioned by Barrow Pringle Corporation in 1924.

Abutting the brick loft building on the south is a newer one-story tilt-up concrete building that is readily identified by its curving wall line along the East 7<sup>th</sup> Street (southerly) frontage, medium-height bow truss roof, and narrow, horizontally-aligned six-light industrial sash windows. This newer building appears to date from the late 1950s period and reflects the occupancy of the Bay Cities Paper Box Company (1943 - c1970).

**\*P3b. Resource Attributes:** (List attributes and codes) **HP-8 - Industrial Building**

**\*P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) View looking southeast from Kennedy Street; View looking north from E 7<sup>th</sup> St.

**\*P6. Date Constructed/Age and Sources:** 1924; c1960

■ Historic  
☐ Prehistoric ☐ Both

**\*P7. Owner and Address:**

Fidelity Holdings, Inc.  
P.O. Box 715  
Orinda, CA 94563-0740

**\*P8. Recorded by:** (Name, affiliation, and address) Carson Anderson, Sr. Archit. Historian, ICF Jones & Stokes, 811 West 7th St., Los Angeles, CA 90017

**\*P9. Date Recorded:** Sept. 2008

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Oakland Cultural Heritage Survey Bldg. Permit & Address Files; July 1944 and May 1958 Oakland Telephone Directory (Pacific Telephone Co.); 1967 RL Polk & Co Oakland City Directory; Jones & Stokes. 2009. *Historical Resources Evaluation Report for the I-880 Operational and Safety Improvements at 29<sup>th</sup> and 23<sup>rd</sup> Avenue Overcrossings, City of Oakland, Alameda County, California.*

**\*Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 553

\*Resource Name or # (Assigned by recorder) I-880-ALA-3

B1. Historic Name: Barrows Pringle Corporation (1924-1942)/Bay Cities Paper Box Company (1943-c1970)

B2. Common Name: Kennedy Studios Loft

B3. Original Use: **Industrial-Clothing Manufacture**

B4. Present Use: **Industrial-Light**

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1924 (per Oakland Bldg. Permit # 98472). Alterations include removal of the original sash (probably typical 1920s era steel industrial sash) and replacement with black anodized combination fixed and operable hopper sash units; bricked in windows (northerly elevation); a new c. 2000 stucco-clad, corrugated metal-roofed entrance bay pavilion of incompatible design (Kennedy Street entrance); Removal of original roof parapet cornice or coping elements

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features:

Tilt-up concrete one-story, bow truss-roofed annex abuts at the southerly end of the property. Annex appears to date from the late 1950s period and reflects the occupancy of the Bay Cities Paper Box Company.

B9a. Architect: Austin Company of America

b. Builder: Austin Company of America

\*B10. Significance: Theme: Industry-Clothing Manufacture

Area: Oakland

Period of Significance: 1924-1958

Property Type: HP8 - Industrial Loft

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject building is significant in purely local historical terms as the Oakland branch of the Lynchburg Virginia-based Barrows Pringle Corporation. Later known as the Bayly-Underhill Company, this was one the most important early twentieth century manufacturers of overalls in the United States and represents a significant facet of the industrial history of Oakland during loosely the second quarter of the twentieth century. The choice of its Brooklyn Basin neighborhood location likely reflected the nearby presence (several blocks to the north) of the California Cotton Mills, the largest cotton textile supplier for many years in the western United States. In addition, the location also afforded ready train transport and/or shipping access through the Port of Oakland.

In 1943, the Bay Cities Paper Box Company acquired the subject building. Due to the niche nature of its product as one of the largest of approximately a dozen paper box manufacturing companies in the San Francisco Bay Area during the 1940s period, and as one of approximately five Oakland -based paper box manufacturers, Bay Cities embodies a significant theme in the industrial history of Oakland during the mid-twentieth century. In addition, the timing of the building acquisition in 1943 likely enabled the company to participate more fully in Oakland's World War II-related industrial and economic expansion, another significant theme in local, state, and national history. As with the Barrows Pringle Corporation, Bay Cities' Brooklyn Basin location afforded ready train and/or shipping access via the Port of Oakland.

Although the subject building complex appears ineligible for the National Register due to the significant alterations that have occurred, it is considered a historical resource under CEQA because it meets the California Register criteria as outlined in PRC 5024.1.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: Oakland Cultural Heritage Survey building permits and address files; July 1944 and May 1958 Oakland Telephone Directory (Pacific telephone Company); 1967 RL Polk & Company City Directory (reverse directory); Oakland Tribune. 26 May 2004. Local Section, p. 2.

B13. Remarks:

\*B14. Evaluator: Carson Anderson, architectural historian, ICF Jones & Stokes, Los Angeles, CA

\*Date of Evaluation: October 13, 2008; April 8, 2009

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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\*Resource Name or # (Assigned by recorder) I-880-ALA-3

\*Recorded by: Carson Anderson

\*Date: October 13, 2008

☒ Continuation

☐ Update

Attached Photograph documents the c1960 addition to Barrows Pringle Corporation/Bay Cities Paper Box Company, 646 Kennedy Street, as seen along East 7<sup>th</sup> Street. View: Northeast



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: I-880-ALA-4

**P1. Other Identifier:** Eandi Metal Works

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:**

**Date:**

T

R

1/4 of

1/4 of Sec

M.D.

B.M.

c. Address: 948-976 23<sup>rd</sup> Avenue

City: Oakland

Zip: 94606

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Assessor Parcel Number: 019-0089-008-00

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Eandi Metal Works is comprised of a complex of interconnected concrete and brick masonry buildings of which all but the small two-story office section (at 976 23<sup>rd</sup> Avenue) are one story in height. The subject business occupies the entire block, extending between East 10<sup>th</sup> and 11<sup>th</sup> Streets along 23<sup>rd</sup> Avenue, and is loosely 325 x 100 feet in area. The south-westerly half of the complex (948 23<sup>rd</sup> Avenue) is of utilitarian concrete block construction with brick facing (along the 23<sup>rd</sup> Avenue façade only), and dates from 1976 and later. The 1956 portion of the complex consists of one-story machine/fabrication shops and a small two-story office section, both of which feature stack bond brick construction typical of Moderne commercial design during the late 1940s and 1950s period. Distinguishing design elements include solitary and ribbon windows that employ a combination fixed and casement steel sash with only horizontally-aligned muntins, and cantilevered concrete sunscreens above the windows (office section only). The public entrance from 23<sup>rd</sup> Avenue (into the office section) is recessed and occurs from a narrow vestibule, through a transomed doorway.

**P3b. Resource Attributes:** (List attributes and codes) HP-8 - Industrial Building

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b. Description of Photo:** (View, date, accession #) Northeastery view along 23<sup>rd</sup> Avenue

**\*P6. Date Constructed/Age and Sources:** 1956; 1962; 1975

☒ Historic

☐ Prehistoric ☐ Both

**\*P7. Owner and Address:**

Eandi Metal Works, Inc. et al  
976 23<sup>rd</sup> Avenue  
Oakland, CA 94606-5011

**\*P8. Recorded by:** (Name, affiliation, and address)

Carson Anderson, Arch. Historian  
ICF Jones & Stokes,  
811 West 7<sup>th</sup> St, Suite 800  
Los Angeles, CA 90017

**\*P9. Date Recorded:** Sept. 2008

**\*P10. Survey Type:** (Describe)  
Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Oakland Cultural Heritage Survey bldg. permit files; July 1944 and May 1958 Oakland Telephone Directories, and 1967 RL Polk & Company Oakland City Directory;

Baker, Pam and Kody Rountree. 2002. *Oakland: A Portrait in Progress*. Community Communications Publishers: Montgomery, Alabama; Telephone Interview with owner October 2008; Jones & Stokes. 2009. *Historical Resources Evaluation Report for the I-880 Operational and Safety Improvements at 29<sup>th</sup> and 23<sup>rd</sup> Avenue Overcrossings, City of Oakland, Alameda County, California*.

**\*Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 553

\*Resource Name or # (Assigned by recorder) I-880-ALA-4

B1. Historic Name: Eandi Metals Works

B2. Common Name: Eandi Metal Works

B3. Original Use: Industrial-Metal Fabrication

B4. Present Use: Industrial-Metal Fabrication

\*B5. Architectural Style: Utilitarian (with 1950s Moderne elements)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

1956 per Oakland Bldg. Permit # B62397 (976 23<sup>rd</sup> Avenue); and 1975 and later additions (948 23<sup>rd</sup> Avenue); the company's original c1935 corrugated metal shed building appears to have been demolished and replaced by the 1956 portion of the building. The building complex is essentially unaltered (minor changes includes concertina wire and plywood barriers at the roof level to prevent unauthorized roof access)

\*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: None

b. Builder: Unknown

\*B10. Significance: Theme: Industry-Metal Fabrication

Area: Oakland

Period of Significance: 1956

Property Type: Industrial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Housed in a building of commonplace, utilitarian design, Eandi Metal Works, in meeting California Register criteria as outlined in PRC 5024.1, is significant for the purposes of CEQA for its historical associations (rather than design reasons) as the most noteworthy of the metal fabrication and foundry businesses that clustered in Oakland's Kennedy Tract/Brooklyn Basin during the second and third quarters of the twentieth century. Established by James J. Eandi in 1928, and at its current 23<sup>rd</sup> Avenue location since c1935, Eandi Metals is profiled in a local history entitled *Oakland: A Portrait in Progress* due to the significant role it played in the innovative application of metal fabrication technology and development of light-frame metal and steel construction methods in the San Francisco Bay Area. The subject property does not, however, meet National Register eligibility criteria based on its historical associations, and is ineligible for the National Register for architectural reasons due to its commonplace design characteristics and construction.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: Oakland Cultural Heritage Survey bldg. permit files; Baker, Pam and Kody Rountree. 2002. *Oakland A Portrait in Progress*. Community Communications Publishers: Montgomery, Alabama; May 1944 and July 1958 Oakland Telephone Directory (Pacific Telephone) and 1967 RL Polk & Company Oakland City Directory - reverse directory; Telephone Interview with Joseph Eandi, Eandi Metal Works, Inc. 10 October 2008

B13. Remarks:

\*B14. Evaluator: Carson Anderson, ICF Jones & Stokes

\*Date of Evaluation: October 14, 2008; December 29, 2008

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

\*Required Information

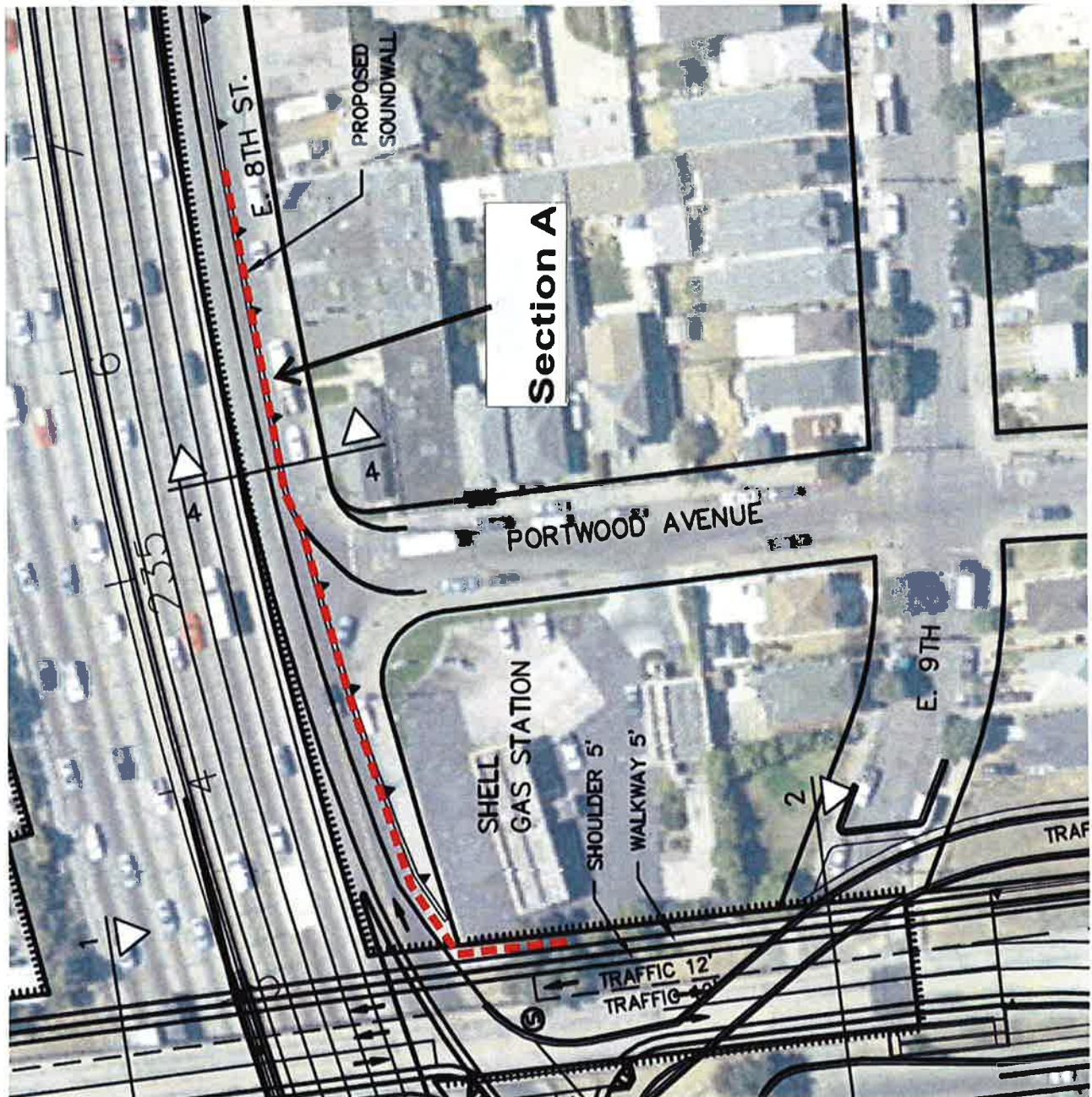


ATTACHMENT E  
PROJECT DESIGN ELEMENTS AND THEIR VISUAL EFFECT ON THE HISTORIC SETTING





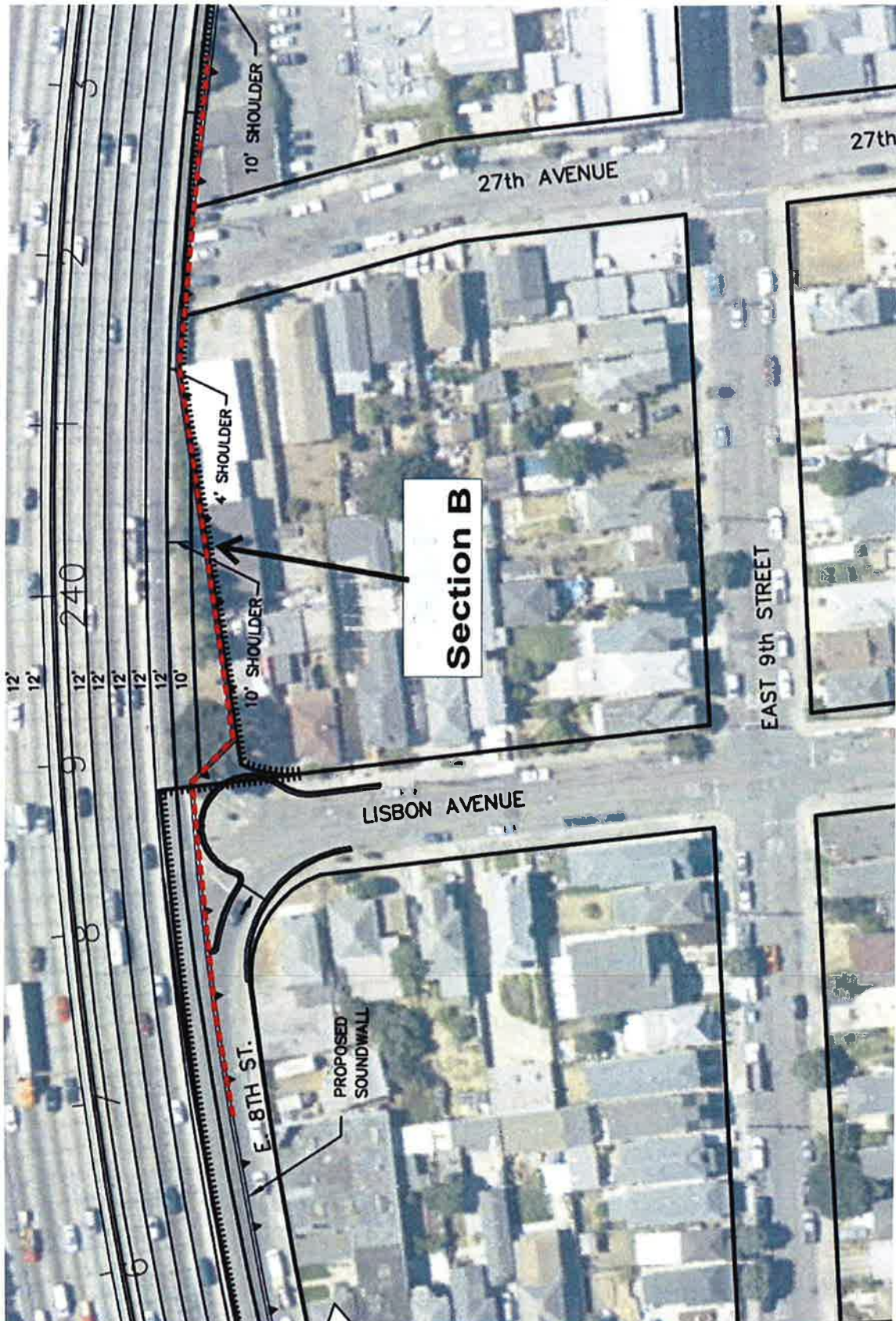
## EXHIBIT 1: Noise Barrier Placement (North from 29<sup>th</sup> Avenue)



Source: Wilson, Ihrig & Associates, Inc. April 2009



## EXHIBIT 2: Noise Barrier Placement (North from Lisbon Avenue)





## PROJECT DESCRIPTION SIMULATION

-- EXISTING CONDITION

View Looking West from Lisbon Avenue at East 9<sup>th</sup> Street







PROJECT DESCRIPTION SIMULATION  
-- PROPOSED SOUND WALL/BARRIER  
View Looking West from Lisbon Avenue at East 9<sup>th</sup> Street



ATTACHMENT F  
SHPO CONCURRENCE LETTER





**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



July 15, 2009

Reply In Reference To: FHWA090615A

Jennifer Darcangelo  
Chief, Office of Cultural Resource Studies  
Department of Transportation  
111 Grand Avenue  
P.O. Box 23660  
Oakland, CA 94623-0660

Re: Determinations of Eligibility for Proposed Interstate 880 Operation and Safety Improvements at the 29<sup>th</sup> and 23<sup>rd</sup> Avenues Overcrossings, Alameda County, CA

Dear Ms. Darcangelo:

Thank you for consulting with me about the subject undertaking in accordance with the *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California (PA)*.

The California Department of Transportation (Department) is requesting my concurrence, pursuant to Stipulation VIII.C.5 of the PA, that the following property is eligible for listing on the National Register of Historic Places (NRHP):

- 1091 Calcot Place, Oakland, CA

The Department is also requesting my concurrence, Pursuant to Stipulation VIII.C.5 of the PA, that the following district is eligible for listing on the NRHP:

- Kennedy Tract / "Jingletown" Historic District Grouping (I-880-ALA-1-KTJ District), Oakland, CA

Based on my review of the submitted documentation, I concur with the Department's eligibility determinations.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist or Tristan Tozer of my staff at (916) 654-0631 (Natalie) or (916) 653-8920 (Tristan) or e-mail at [nlindquist@parks.ca.gov](mailto:nlindquist@parks.ca.gov) or [ttozer@parks.ca.gov](mailto:ttozer@parks.ca.gov).

Sincerely,

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

